

# EXECUTIVE SUMMARY

Cocoa Flex Space • 3732 N Hwy I Cocoa, FL 32926



## OFFERING SUMMARY

**Available SF:** 2,200 - 6,700 SF

**Lease Rate:** \$14.50 - 16.50 SF/yr  
(MG)

**Building Size:** 11,182 SF

**Zoning:** BU-1

## PROPERTY OVERVIEW

Excellent flex space on heavily trafficked Hwy US-1 in Cocoa. Take advantage of Brevard County BU-1 Zoning at this multi-tenant property. Offers ample parking and building signage. Suite 5-10 offers ~6,700 SF of contiguous flex space, with over 3,300 SF of warehouse space.

## LOCATION OVERVIEW

Property is on US Hwy 1 in Cocoa which offers easy access with both a left in and out. With convenient access to major roadways and the Cape Canaveral Spaceport, the area offers an ideal combination of business and leisure amenities for prospective Office or Office Building tenants at the property.

### BLAKE WILSON

Sales And Leasing Associate  
321.722.0707 X24  
bwilson@teamlbr.com

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# AVAILABLE SPACES

Cocoa Flex Space • 3732 N Hwy I Cocoa, FL 32926

**Lease Rate:** \$14.50 - 16.50 SF/YR (MG)

**Total Space** 2,200 - 6,700 SF

**Lease Type:** MG

**Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 5-10 Flex	Flex Space	\$14.50 - 16.50 SF/YR	Modified Gross	2,200 - 6,700 SF	Negotiable	Fantastic Flex space. Confirm your use with Brevard County Planning and Zoning. Multiple private offices, open workspaces, 14' clear warehouse space with 12'x12' grade level roll-up door, multiple bathrooms, kitchenette. Racking and forklift can remain in space for tenant's use.

## BLAKE WILSON

Sales And Leasing Associate  
321.722.0707 X24  
bwilson@teamlbr.com

## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

## Lightle Beckner Robison, Inc.

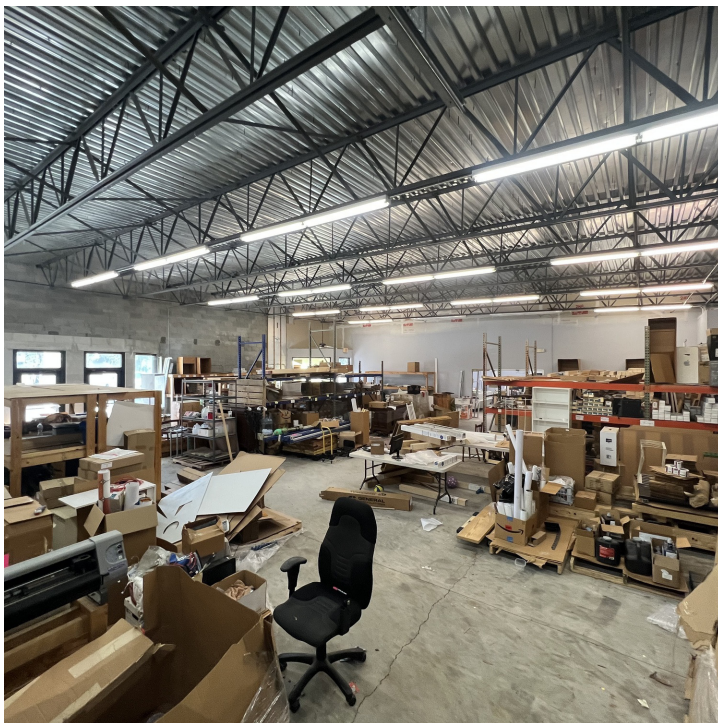
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# ADDITIONAL PHOTOS

Cocoa Flex Space • 3732 N Hwy 1 Cocoa, FL 32926



## BLAKE WILSON

Sales And Leasing Associate  
321.722.0707 X24  
bwilson@teamlbr.com

## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

## Lightle Beckner Robison, Inc.

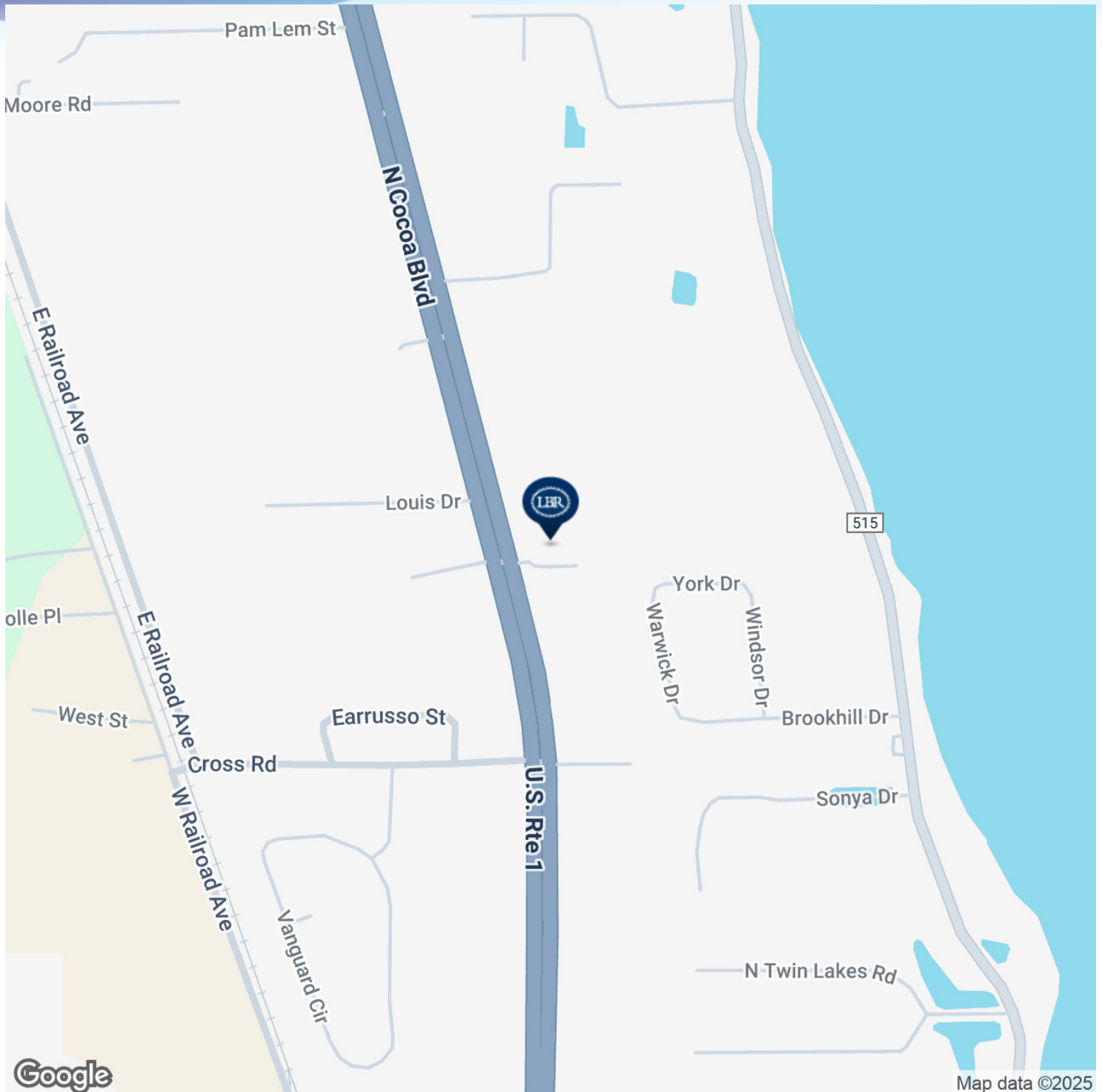
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# LOCATION MAP

Cocoa Flex Space • 3732 N Hwy I Cocoa, FL 32926



## BLAKE WILSON

Sales And Leasing Associate  
321.722.0707 X24  
bwilson@teamlbr.com

## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

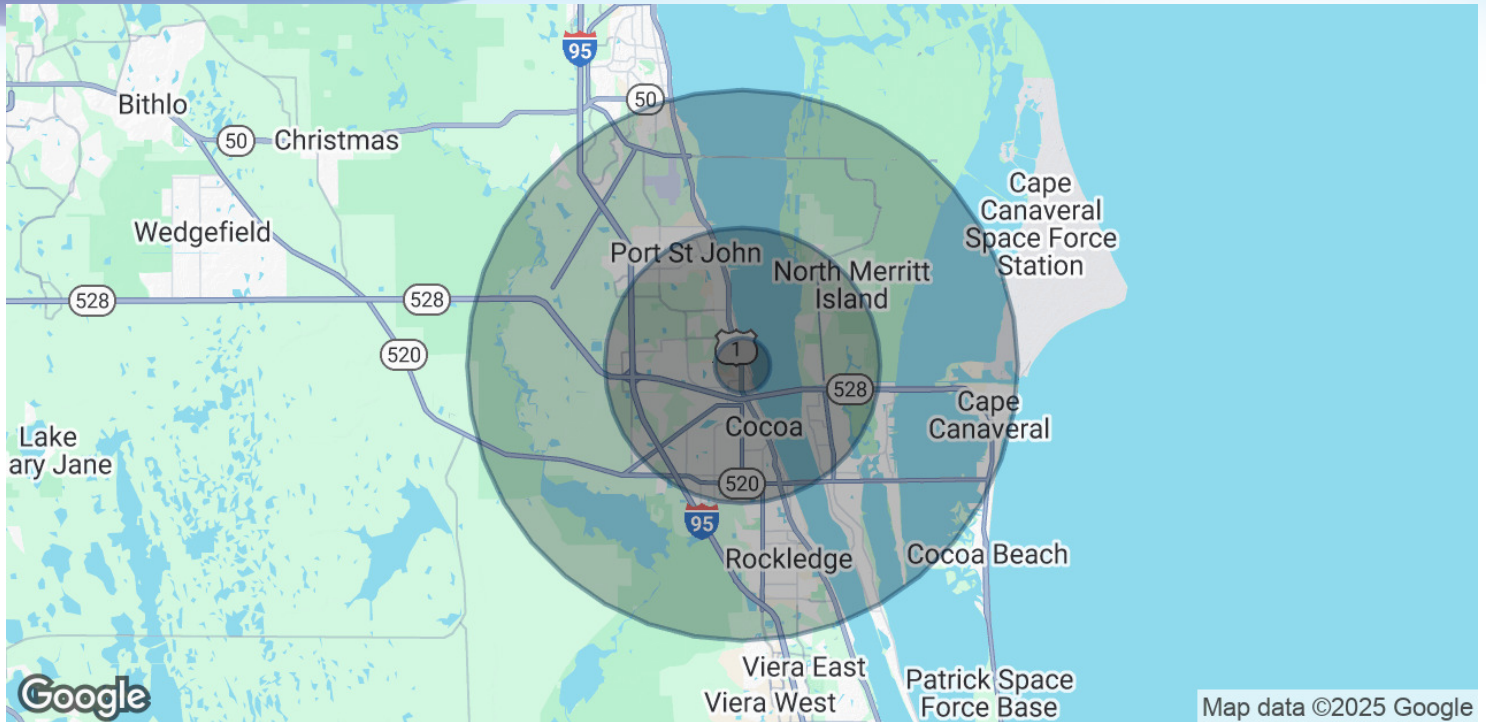
## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# DEMOGRAPHICS MAP & REPORT

Cocoa Flex Space • 3732 N Hwy 1 Cocoa, FL 32926



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,163	70,871	161,405
Average Age	51	45	46
Average Age (Male)	51	44	46
Average Age (Female)	50	46	47

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	507	28,959	68,644
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$100,798	\$93,501	\$99,991
Average House Value	\$473,259	\$335,887	\$365,573

Demographics data derived from AlphaMap

### BLAKE WILSON

Sales And Leasing Associate  
321.722.0707 X24  
bwilson@teamlbr.com

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.